



Board of Adjustment Case Report

City of Raleigh
Planning & Development Department
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2475
www.raleighnc.gov

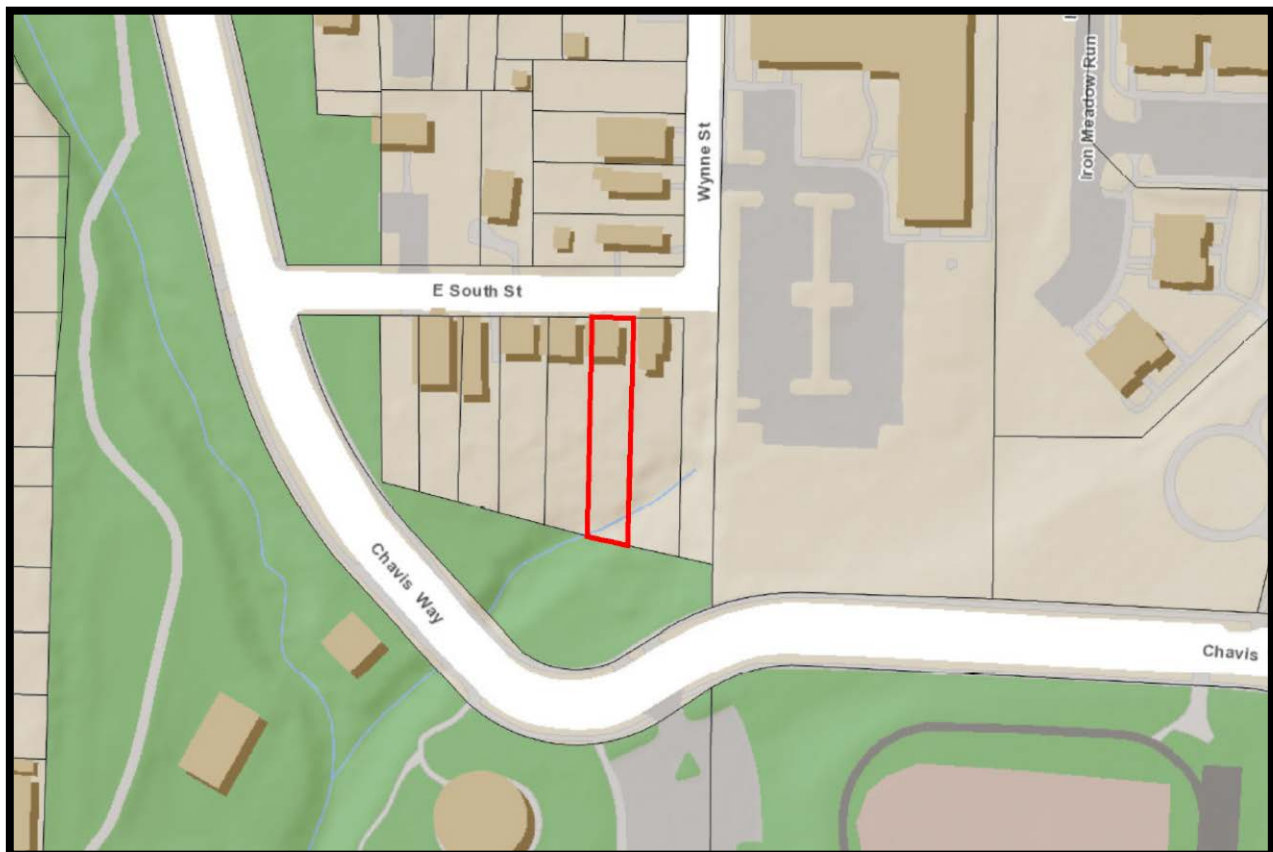
Case File: A-118-16

Property Address: 612 E. South Street

Property Owner: William J. Dumont

Project Contact: William J. Dumont

Nature of Case: A request for a .9' side setback variance pursuant to Section 2.2.1. of the Unified Development Ordinance to legalize a recently constructed addition to the rear of the existing detached house that resulted in a 4.1' side yard setback on a .13 acre property zoned Residential-10 and located at 612 E. South Street.

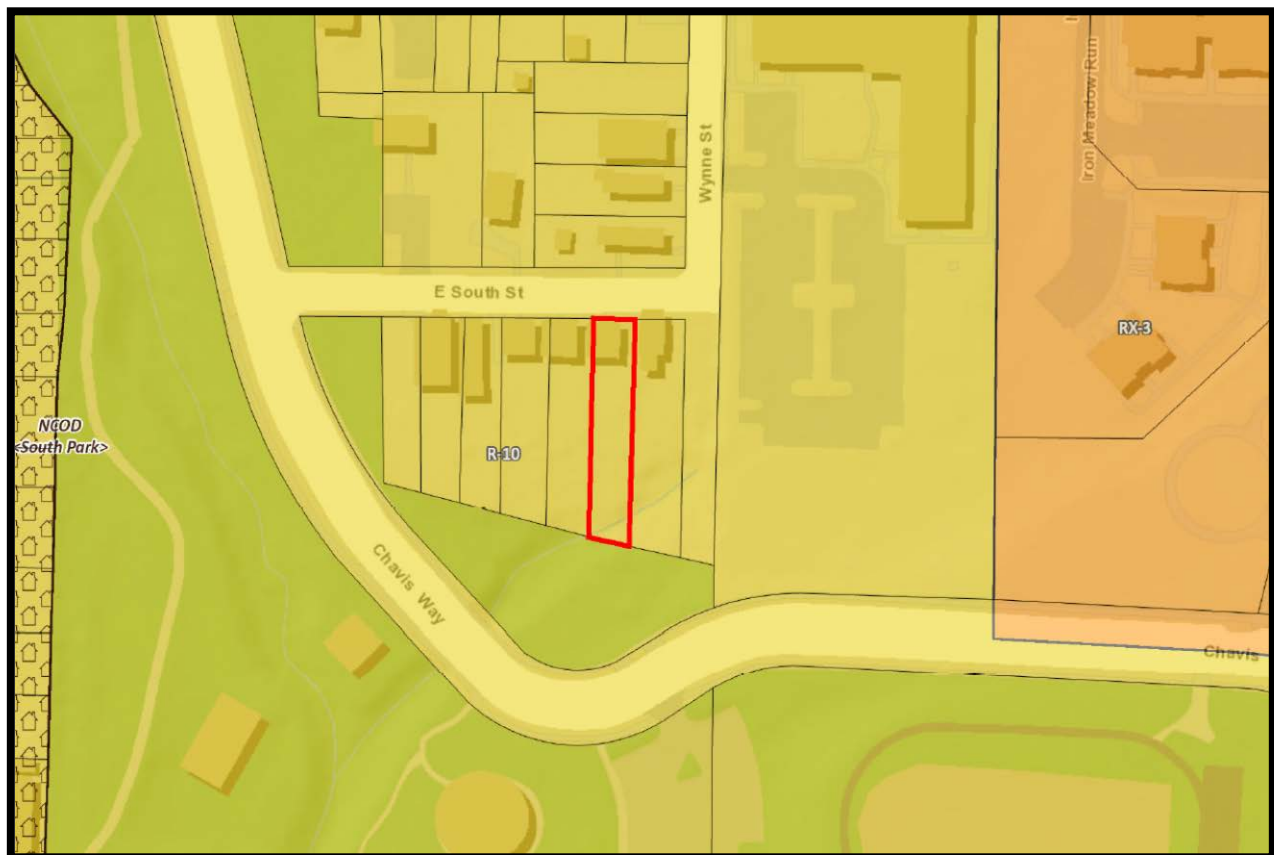


612 E. South Street – Location Map

To BOA: 11-14-16

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-10



612 E. South Street – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Setback Standards: The subject property is zoned Residential-10

Yard Type	Minimum Setback
Primary Street	10'
Side Street	10'
Side	5'
Sum of sides	10'
Rear	20'

Application for Variance



RALEIGH
DEPARTMENT OF
CITY PLANNING



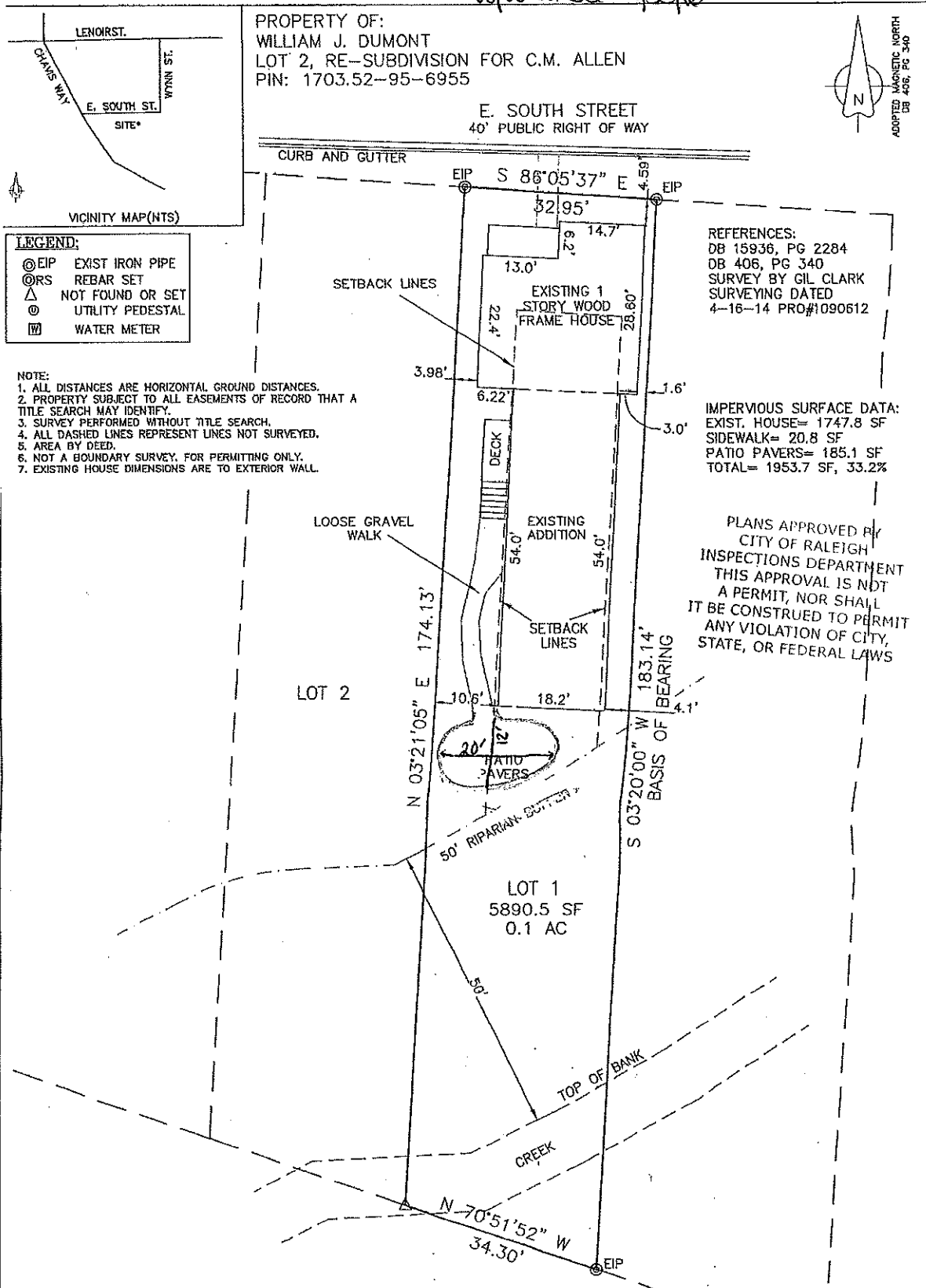
Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet): 09 FOOT SIDE SET BACK ALONG EAST SIDE OF PROPERTY LINE	Transaction Number A-118-16
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number. A-35-14 CASE NUMBER	

GENERAL INFORMATION			
Property Address 612 EAST SOUTH STREET		Date 10/7/16	
Property PIN 1703.52-95-6955	Current Zoning R10		
Nearest Intersection E. SOUTH ST / WYNN STREET		Property size (in acres) 0.1 AC	
Property Owner WILLIAM J. DUMONT	Phone 919 625-1715	Fax 919 388 3977	
Owner's Mailing Address CARY NC 27513 303 BATHGATE LANE		Email BILL@YARONIQUE.COM	
Project Contact Person WILLIAM DUMONT	Phone —	Fax —	
Contact Person's Mailing Address —		Email —	
Property Owner Signature William J. Dumont		Email —	
Notary Sworn and subscribed before me this 5 day of October, 2016		Notary Signature and Seal Loren B. Camden LOREN B. CAMDEN NOTARY PUBLIC HARNETT COUNTY, NC 3/19/18	

updated 9/30/16



SITE LOCATION: 612 E. SOUTH STREET
RALEIGH, NC 27601

TOWNSHIP: RALEIGH

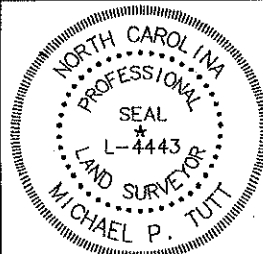
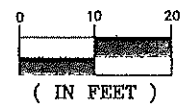
ZONED: R-20

SCALE: 1" = 20'

DATE OF SURVEY:
3-17-15/9-27-16

JOB#: 15_116/16_168

COUNTY: WAKE



I, MICHAEL PRESTON TUTT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY AND FROM REFERENCES NOTED; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS NOTED. THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:40,000+. WITNESS MY ORIGINAL SIGNATURE, 27TH OF SEPTEMBER A.D., 2016.

Michael P. Tutt
MICHAEL P. TUTT, PLS L-4443



ANGLE RIGHT
LAND SURVEYING, PLLC
SURVEYING THE PAST AND THE FUTURE TODAY
919-810-4324

NC LIC. # P-0446

603 HARDING STREET
RALEIGH, NC 27604

[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)[Tax Bills](#)Real Estate ID **0045787** PIN # **1703956955**Location Address
612 E SOUTH STProperty Description
612 E SOUTH STREETAccount
Search[Pin/Parcel History](#) [Search Results](#) [New Search](#)NORTH CAROLINA [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner DUMONT, WILLIAM J. (Use the Deeds link to view any additional owners)		Owner's Mailing Address 303 BATHGATE LN CARY NC 27513-5565	Property Location Address 612 E SOUTH ST RALEIGH NC 27601-2476
Administrative Data Old Map # B011-B0053-0006 Map/Scale 1703 52 VCS 01RA549 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-20 History ID 1 History ID 2 Acreage .13 Permit Date 3/15/2016 Permit # 0000129552		Transfer Information Deed Date 9/17/2015 Book & Page 16154 0715 Revenue Stamps Pkg Sale Date 3/3/2015 Pkg Sale Price \$111,800 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,678	Assessed Value Land Value Assessed \$60,800 Bldg. Value Assessed \$281,144 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value *Property Data Under Review Use/Hist/Tax Relief Assessed Total Value Assessed* *\$341,944

*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

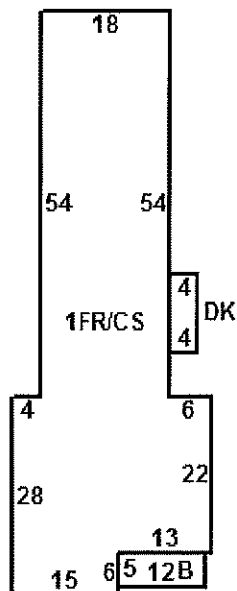
For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

Real Estate ID **0045787**PIN # **1703956955**Account
SearchLocation Address
612 E SOUTH STProperty Description
612 E SOUTH STREET[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address 612 E SOUTH ST		Building Description 01RA549		Card 01 Of 01	
Bldg Type	01 Single Family	Year Blt	1915	Eff Year	2016
Units	1	Addns		Remod	
Heated Area	1,678	Int. Adjust.			
Story Height	1 Story	Other Features			
Style	Conventional				
Basement	Crawl Space				
Exterior	Frame				
Const Type					
Heating	Central				
Air Cond	Central				
Plumbing	2 BATH				
		Base Bldg Value			\$133,827
		Grade	A+25		180%
		Cond %	A		97%
		Market Adj.	F		120%
		Market Adj.			
		Accrued %			116%
		Incomplete Code			
		Card 01 Value			\$281,144
		All Other Cards			
		Land Value Assessed			\$60,800
		Total Value Assessed			\$341,944

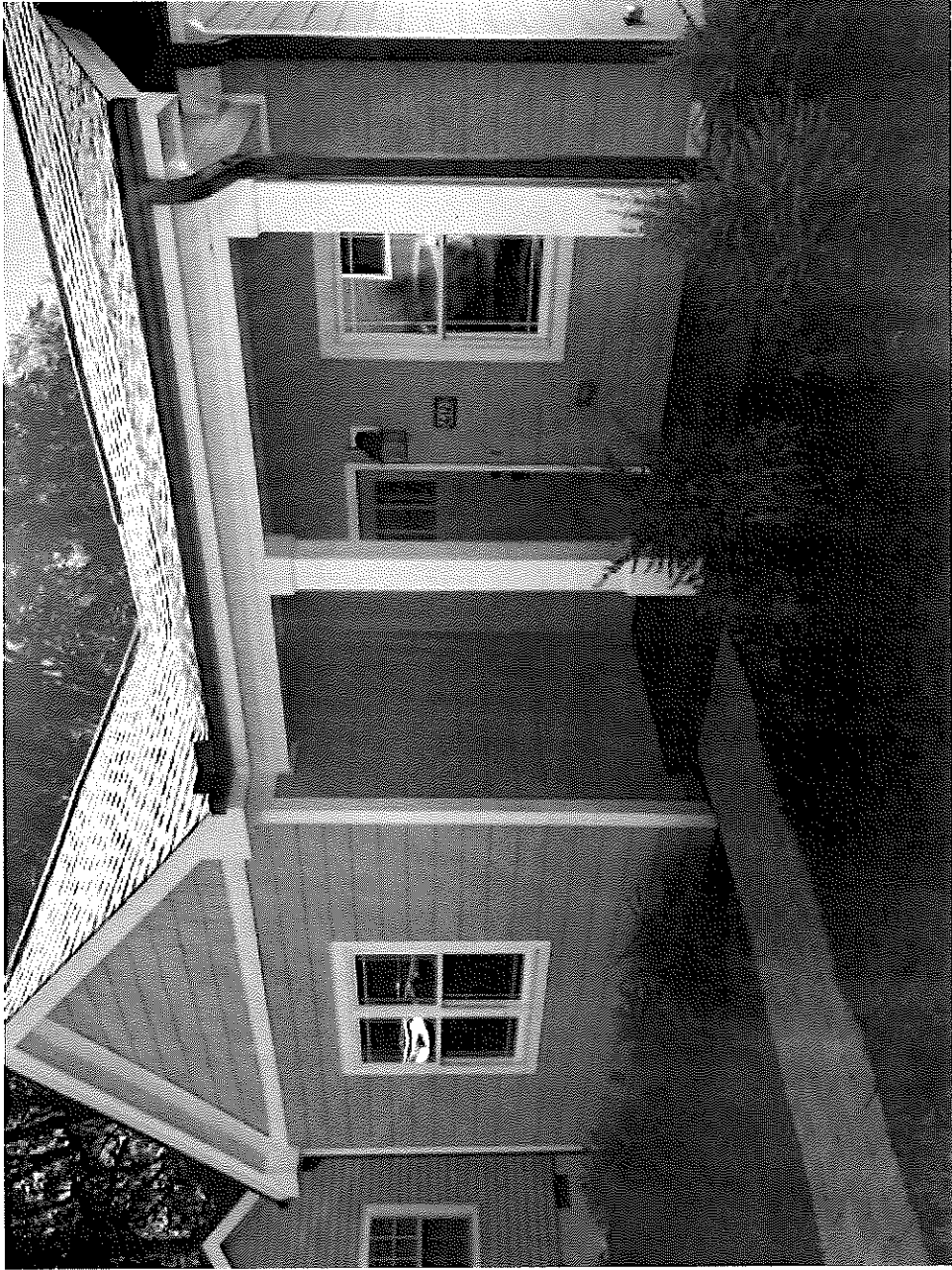
Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year	%ADJ Inc Value
M	1	FR/CS	1678		176	SF PATIO	0045	2016	95 750
A	DK	@	44						
B	OP	R	60						
C									
D									
E									
F									
G									
H									

Building Sketch

Photograph
1/11/2016

0045787 01/11/2016

front View



FRONT VIEW

RIGHT HAND SIDE



Rear View
Left Side



Rear View
North Side



Decision: Approved variances as requested.

A-31-14 WHEREAS, East Side Garden, LLC, property owner, requests a variance from Section 10-2083.1(h) of the part 10 zoning code which limits maximum signage to 2 square feet per linear foot on the side of the building facing a street from which the establishment has a direct grade level public entrance for a property zoned Industrial-2 and Pedestrian Business Overlay District and located at 320½ Glenwood Avenue.

Decision: Deferred to the Board's July 14, 2014 meeting.

A-32-14 WHEREAS, Stacy Lewis, property owner, requests a special use permit to allow live-work for an art studio and for art instruction pursuant to section 6.7.3 of the Unified Development Ordinance on property zoned Residential-b and located at 1119 E. Martin Street.

Decision: Approved.

A-33-14 WHEREAS, Les and Audrey Bernstein, property owners, requests a special use permit to allow live-work for embroidery and design business pursuant to section 6.7.3 of the Unified Development Ordinance on property zoned Residential-4 and located at 10520 Neland Street.

Decision: Approved.

A-34-14 WHEREAS, The Wood Pile, LLC, property owner, requests a variance from Section 7.1.1.D of the Unified Development Ordinance and Section 6.6 of the Raleigh Street Design Manual which requires paving of required parking areas for a proposed temporary school on property zoned Office and Institution-2, Shopping Center and Neighborhood Conservation Overlay District (New Bern Edenton) located at 600 New Bern Avenue and 17 S. Swain Street.

Decision: Approved variances as requested with the following conditions:

1. Variance expires 3 years after findings of fact for this case are approved at the Board's July 14, 2014 meeting or cessation of use of the property for the Exploris Elementary school, whichever is sooner; and
2. Applicant submits a plan designating the parking areas and the areas that are to be paved in connection with site plan approval, and the Applicant develops the lot in accordance with such plan.

A-35-14 WHEREAS, McCoy LLC, property owner, requests a 15.4 foot front yard setback variance, 3.3 foot and 1.5 foot side yard setback variances and a 9.8 aggregate side yard setback variance to legalize an existing structure pursuant to section 10-2075 of the part 10 zoning code resulting in a 4.6 foot front yard setback, 1.7 foot and 3.5 foot side yard setbacks and a 5.2 foot aggregate side yard setback for property zoned Residential-20 and located at 612 E. South Street. The property owner also requests a variance from Section 10-2081 of the part

10 zoning code's schedule of off-street parking requirements to eliminate the requirement for off-street parking for a single family dwelling.

Decision: Approved as requested.

A-36-14 WHEREAS, McCoy LLC, property owner, requests a 15.32 foot front yard setback variance, 2.22 foot and a 2.58 side yard setback variances and a 9.8 aggregate side yard setback variance to legalize an existing structure pursuant to section 10-2075 of the part 10 zoning code resulting in a 4.68 foot front yard setback, 2.42 foot and 2.78 foot side yard setbacks and a 5.2 foot aggregate side yard setback for property zoned Residential-20 and located at 608 E. South Street. The property owner also requests a variance from Section 10-2081 of the part 10 zoning code's schedule of off-street parking requirements to eliminate the requirement for off-street parking for a single-family dwelling.

Decision: Approved as requested.

A-37-14 WHEREAS, McCoy LLC, property owner, requests a 15.32 foot front yard setback variance, 2.41 foot and 1.47 foot side yard setback variances and a side yard setback variance and a 9.1 aggregate side yard setback variance to legalize an existing structure pursuant to section 10-2075 of the part 10 zoning code resulting in a 4.68 foot front yard setback, 2.59 foot and 3.53 foot side yard setbacks and a 6.12 foot aggregate side yard setback for property zoned Residential-20 and located at 610 E. South Street. The property owner also requests a variance from Section 10-2081 of the part 10 zoning code's schedule of off-street parking requirements to eliminate the requirement for off-street parking for a single-family dwelling.

Decision: Approved as requested.

A-38-14 WHEREAS, Wayne Timberlake, property owner, requests a variance from section 1.5.5D.1 of the Unified Development Ordinance to allow for the combined parking and driveway area for an attached house in Residential District to be increased from 40% of the front yard area to 57% of the front yard area for property zoned Residential-4 and located at 4409 Rock Quarry Road.

Decision: Hearing held open to the Board's July 14, 2014 meeting.



Charles Coble, Chairman
Raleigh Board of Adjustment

6-17-14

Date

**RALEIGH BOARD OF ADJUSTMENT
DECISIONS**

JUNE 9, 2014

A-37-13 WHEREAS, as required by the findings of fact associated with this project's approval, the Board required a review of this project one year after its approval. The case involved a modification and/or amendment to a previous Special Use Permit for an adult establishment with regard to hours of operation to extend its hours of operation to 11:00 a.m. to 2:30 a.m. Monday through Friday, and 11:00 a.m. to 2:00 a.m. Saturday in the Thoroughfare District with Special Highway-2 and Airport Overlays at 6713 Mt. Herman Road.

Decision: Continued Special Use Permit with no further review.

A-25-14 WHEREAS, Group Ventures Edwards Mill LLC, property owners, request a variance from section 10-2084 of the part 10 zoning code to allow for off-site advertising on property zoned Office and Institution-1 and located at 3001 Edwards Mill Road. In addition, the applicant requests an appeal of the administrative decision associated with the Code Interpretation Request (UI-5-14) related to off-premise signage associated with BOA Appeal A-25-14.

Decision: 1. Upheld staff's interpretation.
2. Denied variance request.

A-28-14 WHEREAS, Sukanto and Nwedita Biswas, property owners, request a 1.8 foot side yard setback variance to legalize an existing structure and a 5.7 to 7.2 foot rear yard setback variance to construct a sunroom pursuant to section 2.2.1 of the Unified Development Ordinance resulting in a 8.2 foot side yard setback and a 22.8 foot rear yard setback for property zoned Residential-4 and located at 509 Killarney Hope Drive.

Decision: Withdrawn; staff determined no variance required. Filing fee returned to applicant.

A-29-14 WHEREAS, Steven M. Taynton, property owner, requests a 20.5 foot rear yard setback variance to legalize an existing structure and a 6.8 foot side yard setback variance to construct a covered porch pursuant to section 2.2.1 of the Unified Development Ordinance resulting in a 9.5 foot rear yard setback and a 3.2 foot side yard setback for property zoned Residential-4 and located at 2757 Rue Sans Famille.

Decision: Approved variances as requested.

A-30-14 WHEREAS, Lisa Monette, property owner, requests a .3' side yard setback variance pursuant to section 2.2.1 of the Unified Development Ordinance to legalize an existing dwelling and allow for its vertical expansion resulting in a 9.7 foot side yard setback for property zoned Residential-4 and located at 2603 Hazelwood Drive.

City of Raleigh - Inspection Data

Approvals shall be obtained through each phase of applicable inspections, prior to subsequent work in next phase. Inspections will be made as soon as practical, however work shall not progress or be covered until the applicable inspection has been approved and card signed.

GS 160A-418 Permits shall expire at 6 months if work has not commenced or if after commencement, the work is discontinued for a period of 12 months.

INSPECTION REQUEST The contractor performing the work must call for all inspections. Requests for inspections must be made the business day prior to the day of the requested inspection. To request an inspection, please call (919) 996-2500 by 4pm of the working day prior to the inspection date or telephone our Rapid Response (automated scheduling) line at (919) 857-4412 the business day prior to the day of the requested inspection. Inspections Department approved plans including a site/plot plan must be on the project site before work can be inspected. To request a Right of Way inspection, contact the Central Engineering Department at (919) 996-3030.

CONTACT	Schedule Online www.raleighnc.gov/onlinedevelopmentcenter	Rapid Response (automated scheduling)	(919) 857-4412
INFORMATION:	Inspection Info/Scheduling	Right of Way Inspections	(919) 996-3030
	Permit Information	Reinspection with Fee Due	(919) 996-2500

PROJECT: **612 E SOUTH ST**

Required Inspection (permit numbers)	Inspection Rejected / Canceled / Deleted Date(s)	Approved
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BUILDING - < UNASSIGNED > MH BUILD	STOCKING AUTHORIZED
FOOTING (120143 Addition)	RL 5/8/15
FOUNDATION (120143 Addition)	RL 5/2/16
FRAMING (120143 Addition)	KS 1/9/16
INSULATION (120143 Addition)	BTH 1-24-16
FINAL (120143 Addition)	KS 6/2/16

REJECT KS 11/16/15
Spray in ceiling & floor insulation @ final

ELECTRICAL - < UNASSIGNED > MH EL	STOCKING AUTHORIZED
ROUGH-IN (185090 Addition)	SPM 10-12-2015
FINAL (185090 Addition)	S-17-16 DL

PROGRESS ENERGY

LAND DISTURBING - LEISCHNER STEPH	STOCKING AUTHORIZED
SITE (79553 Watercourse Buffer)	SA 4/23/15
FINAL (79553 Watercourse Buffer)	SA 9/15/16

MECHANICAL - < UNASSIGNED > MH M	STOCKING AUTHORIZED
ROUGH-IN (158678 Addition)	METER IS NOT approved @ this time 6/17/15 BTH
FINAL (158678 Addition)	

PLUMBING - < UNASSIGNED > MH PLU	STOCKING AUTHORIZED
FINAL (122856 Addition)	RL RI - Approved BTH 10-9-15
BACK-WATER VALVE / SEWER RELEASE	5/24/16 CDS

ZONING - TRUDO AMY	STOCKING AUTHORIZED
SITE (32104 Other)	
FINAL (32104 Other)	

10-16 Addition does not meet standards needs
BOA Approval for Variance

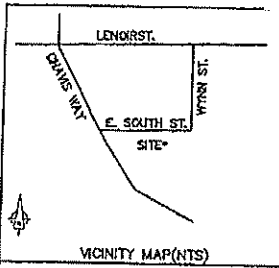
1. Nails missing on HANGER in BACK BED ROOM

2. SERVICE CABLE ABOVE PANEL, NEEDS TO BE PROPER CLEARANCE INTERIOR WALL

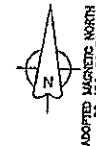
3. FIRE CABLE ALL HUES, WIRING & PIPING - UNDER TUB

INSTALL FOUNDATION DRAIN, BACK CORNER

GENERAL This card must be kept posted in a building card enclosure or construction trailer located in front of the construction site until the Inspections Department approves all phases of the project. All work must conform with the Code of the City of Raleigh and the laws of the State of North Carolina.
It is unlawful to occupy or to permit the occupancy of a building for which a Certificate of Occupancy has not been issued. N.C.G.S. 160A-423



PROPERTY OF:
RIGHT FORCE INC
LOT 2, RE-SUBDIVISION FOR C.M. ALLEN
PIN: 1703.52-95-6955



LEGEND:

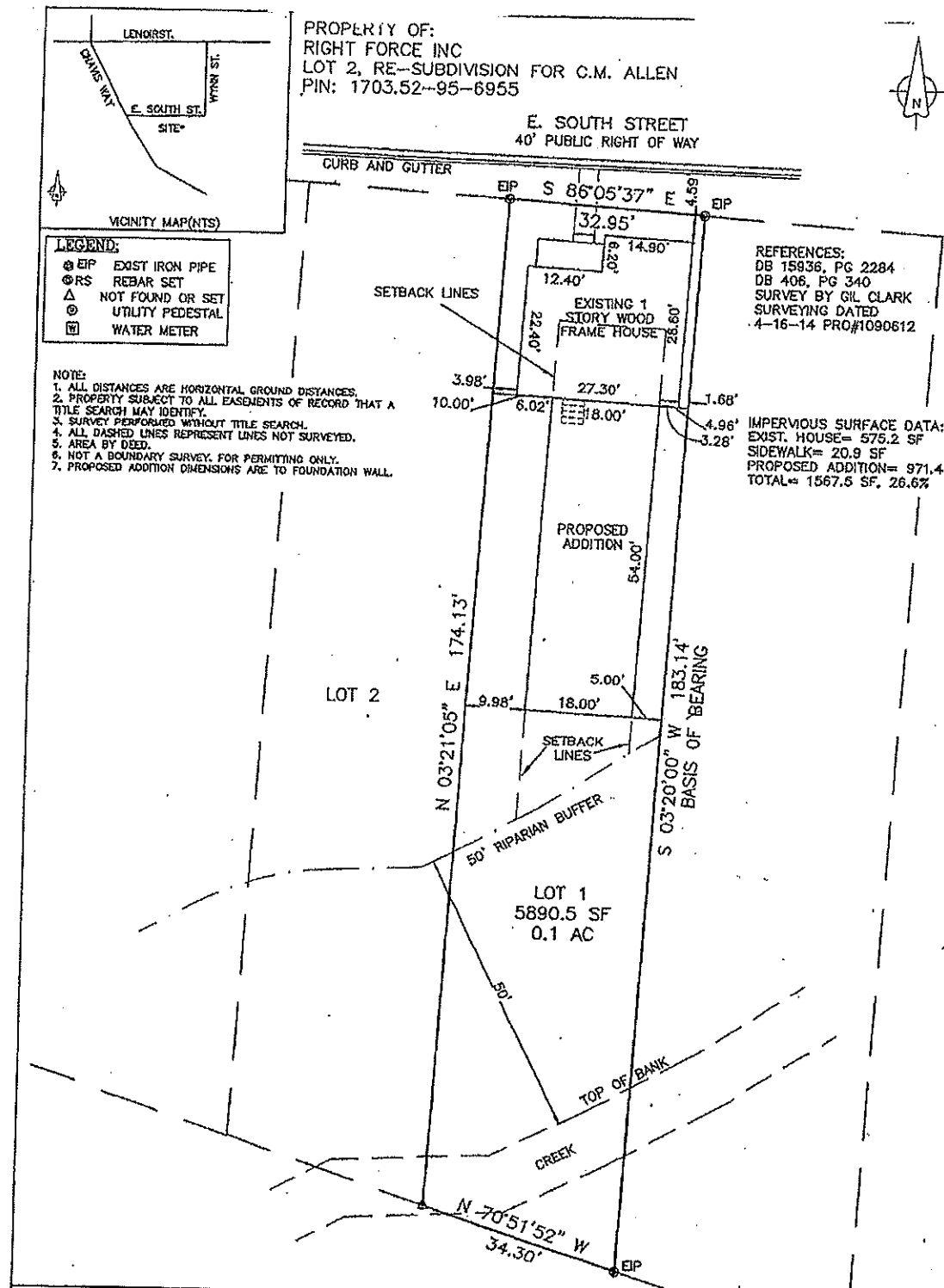
- ⊙ EIP EXIST IRON PIPE
- ⊙ RS REBAR SET
- △ NOT FOUND OR SET
- ⊙ UTILITY PEDESTAL
- ⊙ WATER METER

NOTE:

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD THAT A TITLE SEARCH MAY IDENTIFY.
3. SURVEY PERFORMED WITHOUT TITLE SEARCH.
4. ALL DASHED LINES REPRESENT LINES NOT SURVEYED.
5. AREA BY DEED.
6. NOT A BOUNDARY SURVEY, FOR PERMITTING ONLY.
7. PROPOSED ADDITION DIMENSIONS ARE TO FOUNDATION WALL.

REFERENCES:
DB 15836, PG 2284
DB 406, PG 340
SURVEY BY GIL CLARK
SURVEYING DATED
4-16-14 PRO#1090612

IMPERVIOUS SURFACE DATA:
EXIST. HOUSE= 575.2 SF
SIDEWALK= 20.9 SF
PROPOSED ADDITION= 971.4 SF
TOTAL= 1567.5 SF, 26.6%



SITE LOCATION: 612 E. SOUTH STREET
RALEIGH, NC 27601

TOWNSHIP: RALEIGH

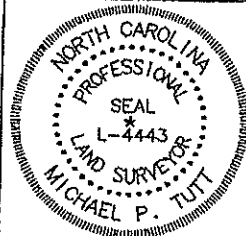
ZONED: R-20

SCALE: 1"= 20'

DATE OF SURVEY:
3-17-15

JOB# : 15_116

COUNTY: WAKE



I, MICHAEL PRESTON TUTT, CERTIFY THAT THIS MAP WAS
DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY
AND FROM REFERENCES NOTED; THAT THE BOUNDARIES NOT
SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM
INFORMATION AS NOTED. THAT THE RATIO OF PRECISION AS
CALCULATED WAS 1:10,000; WITNESS MY ORIGINAL SIGNATURE,
19TH OF MARCH A.D., 2015.

Michael P. Tutt
MICHAEL P. TUTT, PLS L-4443



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INSPECTION REQUEST The contractor performing the work must call for all inspections. Requests for inspections must be made the business day prior to the day of the requested inspection. To request an inspection, please call (919) 996-2500 by 4pm of the working day prior to the inspection date or telephone our Rapid Response (automated scheduling) line at (919) 857-4412 the business day prior to the day of the requested inspection. Inspections Department approved plans including a site/plot plan must be on the project site before work can be inspected. To request a Right of Way inspection, contact the Central Engineering Department at (919) 996-3030.

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PROJECT: **612 E SOUTH ST**

Required Inspection (permit numbers)	Inspection Rejected / Canceled / Deleted Date(s)	Approved
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BUILDING - < UNASSIGNED > MH BUILD

FRAMING (120144 Alterations/repairs)	REJECT KS 11/16/15	REJECT KS 1/8/2016	KS 1/20/16
INSULATION (120144 Alterations/repairs)	spray in ceiling & floor insulation @ finish		STA 1/26/16
FINAL (120144 Alterations/repairs)			KS 6/2/16
Footings	fail 4/23/15 (R)	OK to pour RW 5-8-15	

ELECTRICAL - < UNASSIGNED > MH EL

ROUGH-IN (185091 Alterations/repairs)		SPM 10-12-2015
FINAL (185091 Alterations/repairs)		5-17-16
PROGRESS ENERGY		

MECHANICAL - < UNASSIGNED > MH M

ROUGH-IN (158679 Addition)		
FINAL (158679 Addition) Renovation	SEE NOTES - Buckley 6/17/16	8-5-16/16

PLUMBING - < UNASSIGNED > MH PLU

ROUGH-IN (122857 Addition)		9-16-15
FINAL (122857 Addition)		5/20/16
BACK-WATER VALVE / SEWER RELEASE		

No Plans onsite, need portajohn

FIRE CAULK / STOP AROUND ALL HOLES

ENGINEER LETTER FOR CEILING IN LIVING & DINNING ROOM

GAP IN STUCCO @ TOP PLATE, LEFT CORNER OF LIVING ROOM

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It is unlawful to occupy or to permit the occupancy of a building for which a Certificate of Occupancy has not been issued. N.C.G.S. 160A-423

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CONTACT INFORMATION:	Schedule Online www.raleighnc.gov/onlinedevelopmentcenter	Rapid Response (automated scheduling)	(919) 857-4412
	Inspection Info/Scheduling	Right of Way Inspections	(919) 996-6446
	Permit Information	Reinspection with Fee Due	(919) 996-2500

PROJECT: **612 E SOUTH ST**

Scope of Work: DECK 5X16

Required Inspection (permit numbers)	Inspection Rejected / Canceled / Deleted Date(s)	Approved
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BUILDING - < UNASSIGNED > MH BUILD

DECK		
FOOTING (129552 Other)		
FINAL (129552 Other)	SEE NOTES 6-17-16/6/16	KS 5/26/16 6/16/16

ZONING - GLOVER BETH

DECK		
FINAL (38179 Other)		BS 6/14/16

Please provide As built final
Survey @ final house insp
thanks

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PROPERTY OF:
RIGHT FORCE INC
LOT 2, RE-SUBDIVISION FOR C.M. ALLEN
PIN: 1703.52-95-6955

E. SOUTH STREET
 40' PUBLIC RIGHT OF WAY

LEGEND:
 ● EP EXIST IRON PIPE
 ● RS REBAR SET
 △ NOT FOUND OR SET
 ⊕ UTILITY PEDESTAL
 ⊙ WATER METER

NOTE:
 1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD THAT A TITLE SEARCH MAY IDENTIFY.
 3. SURVEY PERFORMED WITHOUT TITLE SEARCH.
 4. ALL DASHED LINES REPRESENT LINES NOT SURVEYED.
 5. AREA BY DEED.
 6. NOT A BOUNDARY SURVEY, FOR PERMITTING ONLY.
 7. PROPOSED ADDITION DIMENSIONS ARE TO FOUNDATION WALL.

REFERENCES:
 DB 15938, PG 2284
 DB 408, PG 340
 SURVEY BY GIL CLARK
 SURVEYING DATED
 4-16-14 PRO/1090612

IMPERVIOUS SURFACE DATA:
 EXIST. HOUSE = 575.2 SF
 SIDEWALK = 20.9 SF
 PROPOSED ADDITION = 971.4 SF
 TOTAL = 1567.5 SF, 26.6%

LOT 2
 5890.5 SF
 0.1 AC

LOT 1
 5890.5 SF
 0.1 AC

EXISTING 1 STORY WOOD FRAME HOUSE

DECK

PROPOSED ADDITION

SETBACK LINES

50' RIPARIAN BUFFER

TOP OF BANK

CREEK

ADJACENT MAPS:
 15 600, PG 340
 15 600, PG 340

SCALE: 1" = 20'
DATE OF SURVEY: 3-17-15
JOB#: 15_116
COUNTY: WAKE

SITE LOCATION: 612 E. SOUTH STREET
 RALEIGH, NC 27601

TOWNSHIP: RALEIGH
ZONED: R-20

ANGLE RIGHT LAND SURVEYING, PLLC
 SURVEYING THE PAST AND THE FUTURE TODAY
 919-810-4324
 NC DEC. # P-0446
 603 HARDING STREET
 RALEIGH, NC 27604

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL
 L-4443
MICHAEL P. TUTT

I, MICHAEL PRESTON TUTT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY AND FROM REPRODUCTIONS NOTED; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS NOTED; THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:116,004; WITNESS MY ORIGINAL SIGNATURE, 19TH OF MARCH A.D., 2015.

MICHAEL P. TUTT, PLS L-4443

City of Raleigh - Inspection Data

Approvals shall be obtained through each phase of applicable inspections, prior to subsequent work in next phase. Inspections will be made as soon as practical, however work shall not progress or be covered until the applicable inspection has been approved and card signed.

GS 160A-418 Permits shall expire at 6 months if work has not commenced or if after commencement, the work is discontinued for a period of 12 months.

INSPECTION REQUEST The contractor performing the work must call for all inspections. Requests for inspections must be made the business day prior to the day of the requested inspection. To request an inspection, please call (919) 996-2500 by 4pm of the working day prior to the inspection date or telephone our Rapid Response (automated scheduling) line at (919) 857-4412 the business day prior to the day of the requested inspection. Inspections Department approved plans including a site/plot plan must be on the project site before work can be inspected. To request a Right of Way inspection, contact the Central Engineering Department at (919) 996-6446.

CONTACT	Schedule Online	www.raleighnc.gov/onlinedevelopmentcenter	Rapid Response (automated scheduling)	(919) 857-4412
INFORMATION:	Inspection Info/Scheduling	(919) 996-2500	Right of Way Inspections	(919) 996-6446
	Permit Information	(919) 996-2495	Reinspection with Fee Due	(919) 996-2500

PROJECT: **612 E SOUTH ST**

Scope of Work: 15 X 15 PATIO

Required Inspection (permit numbers)	Inspection Rejected / Canceled / Deleted Date(s)	Approved
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ZONING - GLOVER BETH

STOCKING AUTHORIZED *

PATIO MADE OF PAVERS

SITE (42151 Other)

FINAL (42151 Other)

* STOCKING MUST BE AUTHORIZED BY ALL TRADES

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	Permit Information	(919) 996-2495	Reinspection with Fee Due	(919) 996-2500

PROJECT: 612 E SOUTH ST

Scope of Work: INSTALL PRIVACY FENCE

Required Inspection (permit numbers)	Inspection Rejected / Canceled / Deleted Date(s)	Approved
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ZONING - CLOVER BETH

STOCKING AUTHORIZED _____ *

FENCE
FINAL (41936 Other)

* STOCKING MUST BE AUTHORIZED BY ALL TRADES

10376

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1703956955
DUMONT, WILLIAM J.
303 BATHGATE LN
CARY NC 27513-5565

1703953754
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1703955956
NASRULLAH, AZEEM
606 E SOUTH ST
RALEIGH NC 27601-2476

1703955986
MENAHER, DAVID
6328 BISSETTE RD
WENDELL NC 27591-9645

1703956925
DUFFY, RYAN SARA HILYARD, BROOKS
610 E SOUTH ST
RALEIGH NC 27601-2476

1703956994
JACOBS, MELROSE
614 E SOUTH ST
RALEIGH NC 27601-2476

1703965118
BARRETT, GEORGE
601 E SOUTH ST
RALEIGH NC 27601-2475

1703965177
H & H REALTY LLC
5449 KINSBRIDGE RD
WINSTON SALEM NC 27103

1703966150
HOSSEINI, ASHKAN HOSSEINI, CYNTHIA
KAROL
108 KINGSMILL RD
CARY NC 27511-7240

1703966154
GINGRICH, MATTHEW DALE GINGRICH,
ANNA BRITTANY
612 WYNNE ST
RALEIGH NC 27601-2481

1703968042
WAKE COUNTY OF
WAKE COUNTY ATTORNEY'S OFFICE
PO BOX 550
RALEIGH NC 27602-0550